

DESIGN REVIEW COMMITTEE

Summary Staff Report

CASE NO. DRC-08-10

MEETING DATE: November 5, 2007

AGENDA NO. 3

PROJECT DESCRIPTION:

Design Review for a Mexican Seafood Restaurant with exterior remodel to the facade of an existing restaurant building.

NAME AND LOCATION:

89 Bonita Road
Chula Vista, CA 91910

APPLICANT:

Mariscos Congelados Los Arcos, Inc.

DESIGNER:

J & P Design Group
740 Brookstone Road #203
Chula Vista, CA. 91913

ASSESSOR PARCEL NUMBER:

570-020-34-00

ZONE:

Commercial Visitor (CVP)

STAFF CONTACT:

Caroline Young—Assistant Planner

ENVIRONMENTAL STATUS:

The Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (minor and new construction) of the State CEQA Guidelines. Thus, no further environmental review is necessary.

RECOMMENDATION:

That the Design Review Committee approve the project, subject to conditions noted in the attached Notice of Decision.

BACKGROUND:

The previous restaurant, known as Love's Restaurant, was approved by the Planning Commission and City Council in 1975, prior to the establishment of the Design Review Committee (1977). The restaurant was approved in conjunction with other uses on adjacent parcels. The other uses included a hotel, gas station, fast food restaurant, and an office building. The new owner applied for a building permit on July 24, 2007 to do interior improvement to the building. On September 26, 2007 the

applicant submitted a Design Review permit for the exterior remodel of the building. The building permit for the interior remodel was recently approved and issued on October 9, 2007. Construction is currently occurring on the site for the interior remodel.

DISCUSSION:

Project Site Characteristics

The project site is a .59-acre parcel located on the north side of Bonita Road in proximity to the 805 Freeway. The entrance to the site is through a signalized intersection located at Bonita Road and Bonita Glen Drive. The site is surrounded by the other commercial uses within the center. A church is located to the west of the site.

Summary of Surrounding Land Uses

	<u>General Plan</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site:	Commercial Visitor	Commercial Visitor (CVP)	Restaurant
North:	Commercial Visitor	Commercial Visitor (CVP)	Ramada Inn Hotel
South:	Commercial Retail	Commercial Neighborhood (CNP)	Commercial Center/Gas Station
East:	Commercial Visitor	Commercial Visitor (CVP)	Gas Station
West:	Commercial Office	Single Family Residential (R115)	Church

Project Description

The proposed project consists of an exterior remodel of the existing restaurant building. The remodel includes a new roof and parapet design, entrance canopies, concrete tile overhang, new side entrance, re-aligned windows, and a faro tower. Landscaping will be removed in front of the building in order to provide a new sidewalk and side exit. Additional landscaping will be provided in the parking lot area and a new trash enclosure will also be provided. The restaurant will be open Monday through Friday from 10:00 a.m. to 11:00 p.m. with approximately 12 employees working at any one time.

Compliance with Development Standards

The following Project Data Table shows the development regulations along with the applicants proposal to meet said requirements:

Assessor's Parcel Number:	570-020-34-00
Current Zoning:	Commercial Visitor (CVP)
Land Use Designation:	Commercial Visitor
Lot Area:	.59 acres
PARKING REQUIRED: Parking spaces, broken down as follows: 1 per each 1.5 permanent seats (58 seats) = 24 Total: 24	PARKING PROPOSED: Standard Spaces: 47 Disabled: 2 Total: 49
SETBACKS REQUIRED: Front Yard: 20 feet Rear Yard: 0 feet Side Yard: 0 feet	SETBACKS EXISTING/PROPOSED: 20 feet 0 feet 15 feet

ANALYSIS:

Compliance with Chula Vista Design Manual

Architecture

Building, Facade and Roof Articulation

Heights and setbacks within the same building should be varied, and wall planes should be staggered both horizontally and vertically in order to create pockets of light and shadow and provide visual relief from monotonous, uninterrupted expanses of wall (CVDm p. IV-9).

The exterior remodel to the building would create both vertical and horizontal enhanced features to avoid a monotonous building. The mission style features would be a new roof and parapet design with the company's logo and a faro tower on the side of the building. A concrete tile overhang has been provided above the windows. The concrete tile is the main architectural element of the existing commercial center. Per Condition No. 5, along the East Elevation, the proposed roof overhang shall be redesigned to provide separate roof canopies over the windows to avoid a monotonous roofline. New windows would also be provided and re-aligned to create a cohesive design.

Materials/Colors

Colors should be used to articulate entries or other architectural features. Variations in shade and tone can be used to enhance form and heighten interest. (CVDm p. IV-10)

The existing building consists of a red tile mansard roof, brick building with stone material used on the side of the building. Brick columns are located in between the windows and a canvas canopy covers the entrance to the building. The proposed exterior remodel would eliminate all of these features and provide a mission style theme. The proposed remodel consists of a stucco building with

a new flat roof with a mission style parapet design. A faro tower made of stucco (with sea rock veneer at the bottom of the tower) would be located on the side of the building. The sea rock veneer would be painted a "Stone Brown" color. The main building color would consist of an "Oyster" color with the concrete tile overhang with a color of "Burnt Brick". Any future proposed signage on the building and any changes to the monument sign would have to be reviewed and approved on a sign permit. A color material board will be available for the Design Review Committee's review.

Landscaping

Landscaping should generally constitute no less than 15 percent of the gross area, and a minimum of 10 percent of parking areas. Landscaping should be protected by the use of curbs. (CVDM p. III-13)

In order to accommodate a side entrance to the building, a sidewalk is proposed adjacent to the building. Therefore, landscaping will be removed in this area. To replace the landscaping, additional planting is being proposed within the parking lot area. The existing and proposed landscaping will cover 15% of the site. The proposed site meets the minimum requirements for landscaping. The applicant shall be required to submit a construction landscape plan prior to the building permit approval.

Trash Enclosures & Recycling

Plans and specifications should be reviewed with the City's Conservation Coordinator in order to ensure compatibility with current refuse and recycling collection practices and to ensure compliance with applicable waste management requirements. (CVDM p. IV-7)

The City's Conservation Coordinator has approved the location and size of the trash enclosure and has found it to be sufficient for the proposed use. Condition No. 4 requires the masonry walls of trash enclosure shall be painted to match the building. Condition No. 13 requires a trellis to be provided over the trash enclosure.

CONCLUSION:

Staff recommends that the Design Review Committee approve the project, subject to conditions noted in the attached Notice of Decision.

ATTACHMENTS

1. Locator Map
2. Draft Notice of Decision
3. Disclosure Statement
4. Project Plans